

AGENDA
CITY OF SEDONA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
THURSDAY, JANUARY 3, 2013 3:30 P.M.

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on **Thursday, January 3, 2013 at 3:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

(15 minutes, 3:30 – 3:45 pm for agenda items 1-4)

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call
2. Commission/Staff announcements and summary of current events by Chairman/staff.
3. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
4. Approval of the minutes of the following meetings:

September 27, 2012 (WS)
October 2, 2012 (R)

5. Consideration of the following requests through public hearing procedures: **(90 minutes, 3:45 – 5:15 pm)**
 - A. **Discussion/possible action regarding a request for a Conditional Use Permit for Sedona Community Farmer's Market.** The applicant is proposing to operate a winter season outdoor farmer's market in the parking lot at Wells Fargo Bank, located at 2201 W State Route 89A. The subject property is currently zoned C-1 (General Commercial) and is approximately 1.84 acres. A general description of the area affected includes but is not limited to the southeast corner of the intersection of West State Route 89A and Shelby Drive. The subject property is further identified as Assessor's Parcel Number 408-24-026K.

Applicant: Institute for Sustainable Living, Inc.; dba Sedona Community Farmer's Market

Case Number: CUP2012-03

- B. Discussion/possible action regarding a request for Conceptual Zone Change to C-1 (General Commercial District) and Conceptual Development Review for Lisa Dahl's Mariposa.** The applicant is proposing a zone change, renovation and expansion of an existing building, and associated site improvements, to accommodate a new restaurant, located at 700 W State Route 89A. The subject property consists of 2 parcels, is currently zoned OP (Office Professional), and is approximately 2.33 acres. A general description of the area affected includes but is not necessarily limited to the area on the northern side of West State Route 89A across from Rolling Hills Road and the Rolling Hills Estates Subdivision. The subject property is further identified as Assessor's Parcel Numbers 401-46-124A & 401-46-124B.

Applicant: Michael Stevenson
Case Number: ZC2012-02; DEV2012-02

6. Discussion regarding the following agenda item for the regularly scheduled meeting of Tuesday, February 5, 2013: **(30 minutes, 5:15 – 5:45 pm)**

- A. Discussion regarding a request for Development Review approval for an 8-unit apartment complex located at 140 Navajo Drive.** The property is currently vacant and zoned RM-1 (Medium Density Multifamily Residential District). A general description of the area affected includes but is not necessarily limited to the area at the northeastern terminus of Navajo Drive. The property is approximately 1 acre and is further identified as Assessor's Parcel Number 408-24-496C.

Applicant: Simno Holding, LLC (Chris Tortorello)
Case Number: DEV2012-01

7. Discussion/possible action regarding future meeting dates and agenda items: **(10 minutes 5:45 – 5:55 pm)**

Thursday, January 10, 2013 – 3:30 p.m. – Work session
Tuesday, January 15, 2013 – 5:30 p.m. – Regular
Thursday, January 31, 2013 – 3:30 p.m. – Work session
Tuesday, February 5, 2013 – 5:30 p.m. – Regular

8. Adjournment (5:55 pm)

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTE: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The City Council Chambers is accessible to people with disabilities, in compliance with the Federal “504” and “ADA” laws. Those with needs for special typeface print, may request these at the Clerk’s Office. All requests should be made twenty-four hours prior to the meeting.

Audree Juhlin, Interim Director
Department of Community Development

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____

By: _____